

# Developing for Extremely Low Income Tenants

**SHNNY Conference**

June 4, 2015

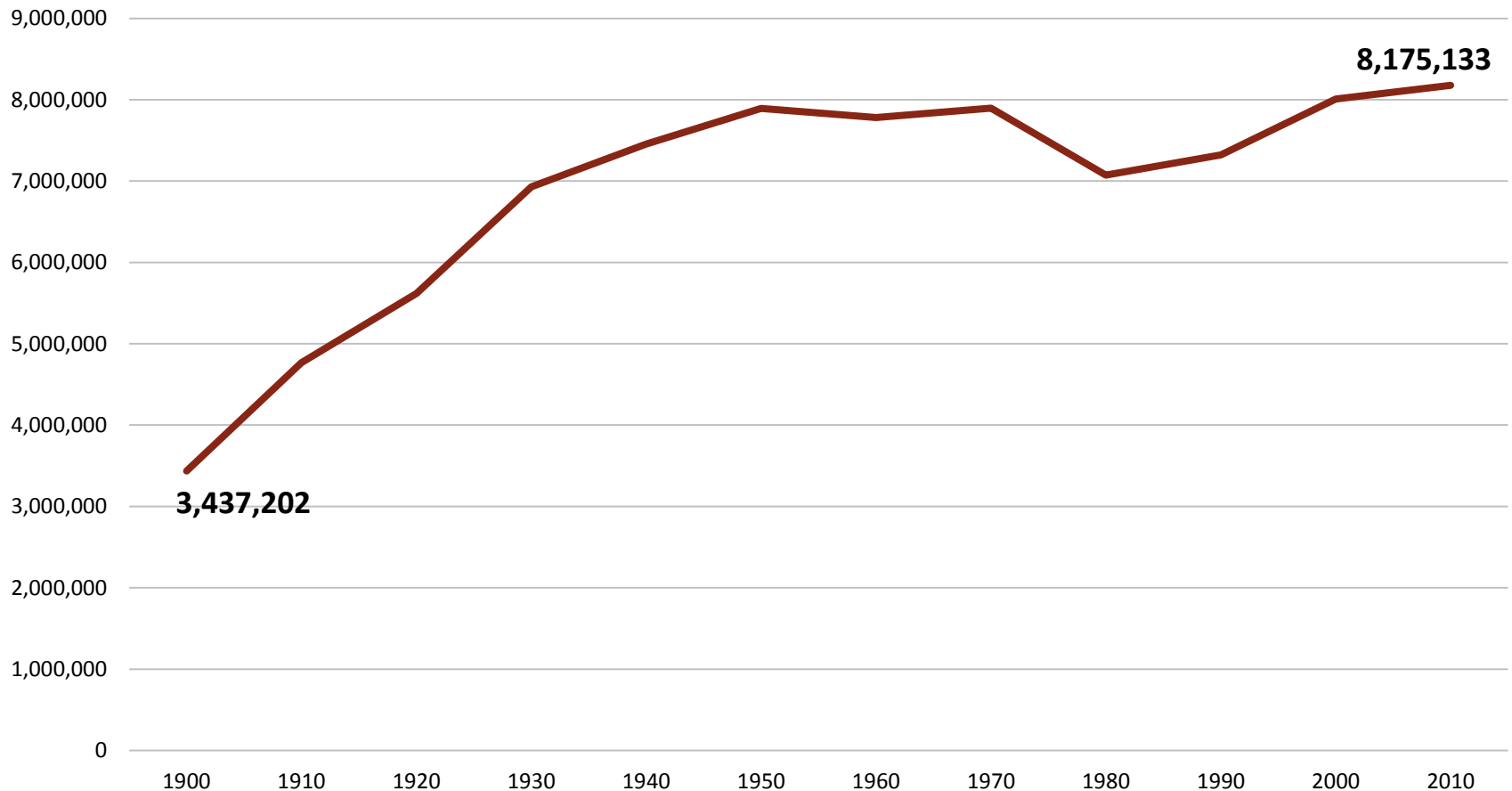
**Jessica Yager**

Policy Director

NYU Furman Center

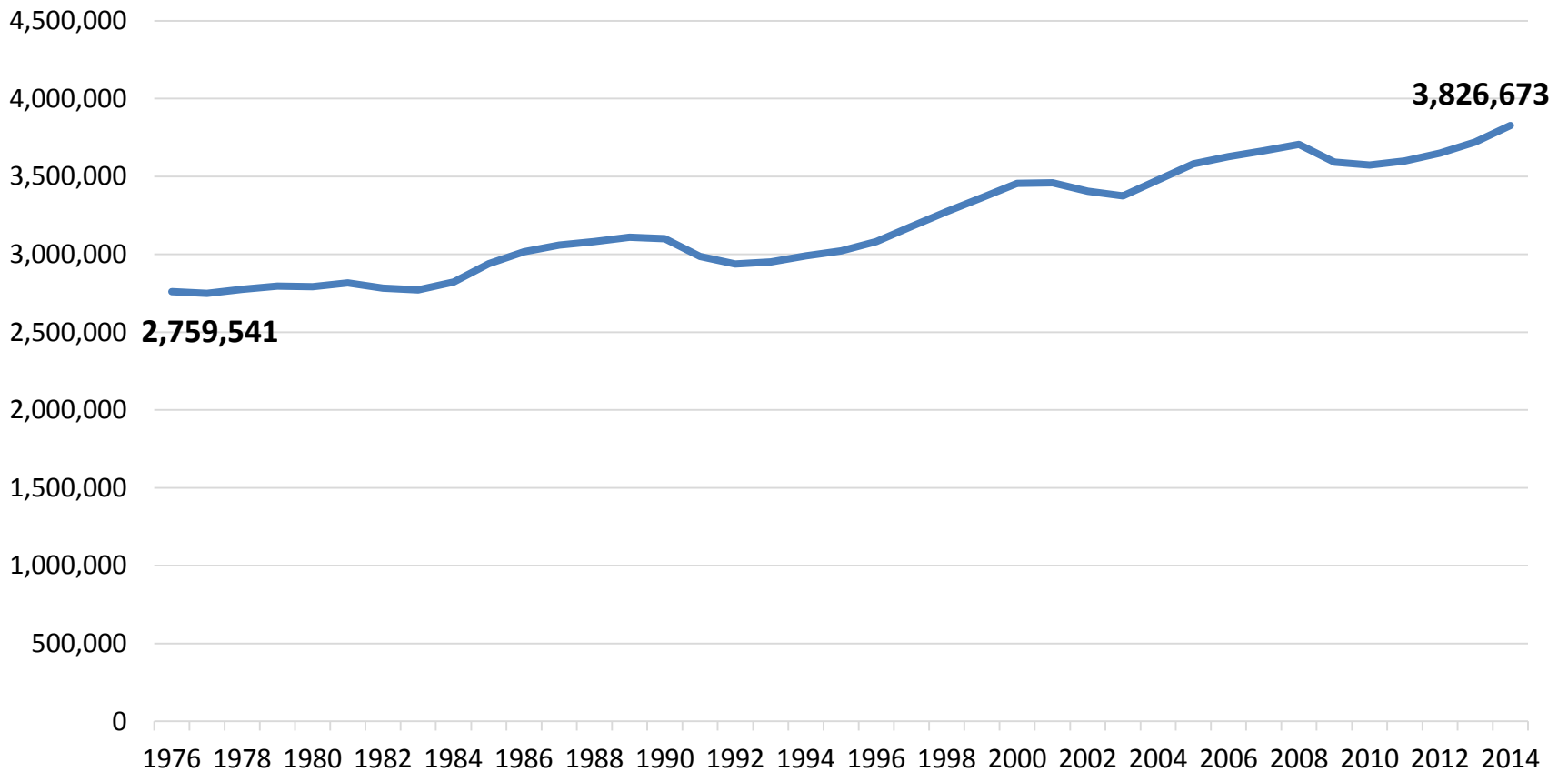


# NYC total population is at an all-time high.



Sources: U.S. Census, NYU Furman Center

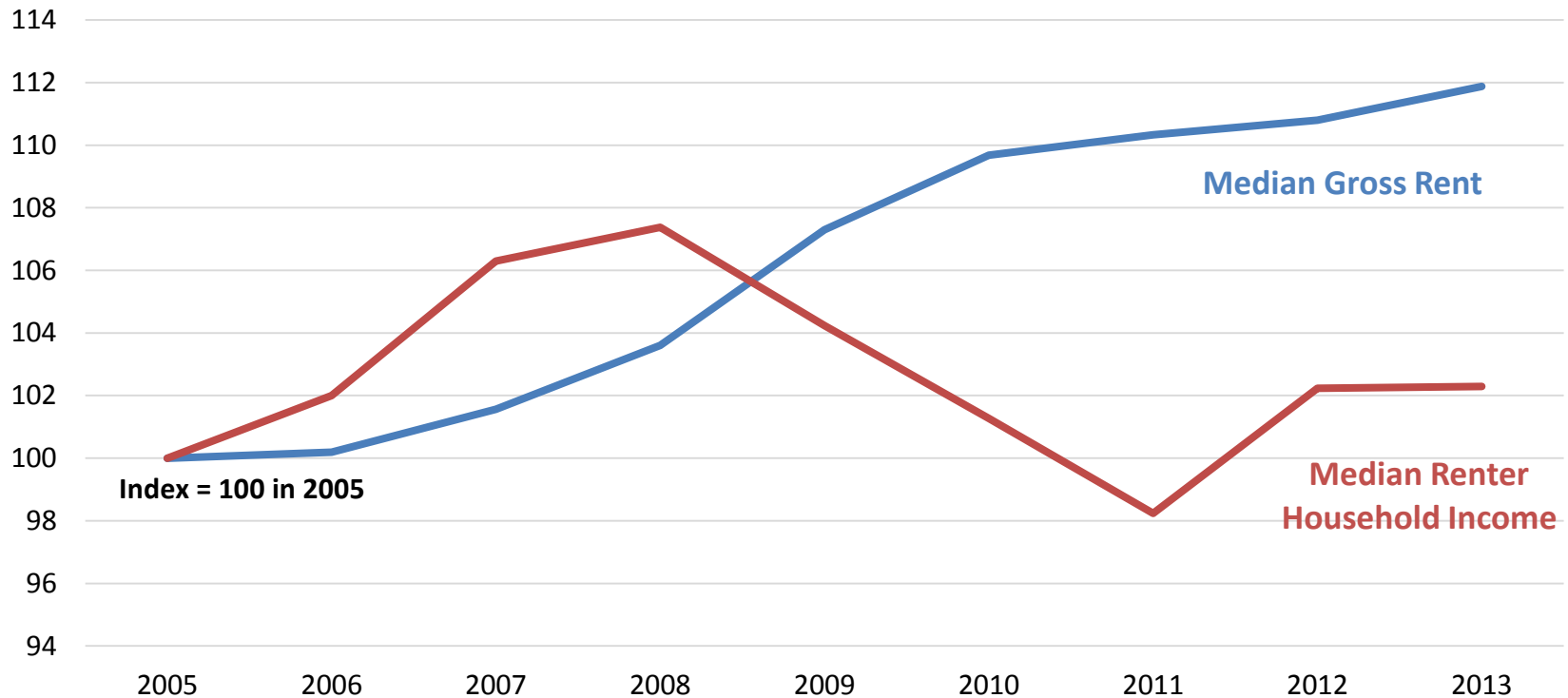
# City employment is at an all-time high.



Sources: Bureau of Labor Statistics, NYU Furman Center

# Rents have increased faster than incomes.

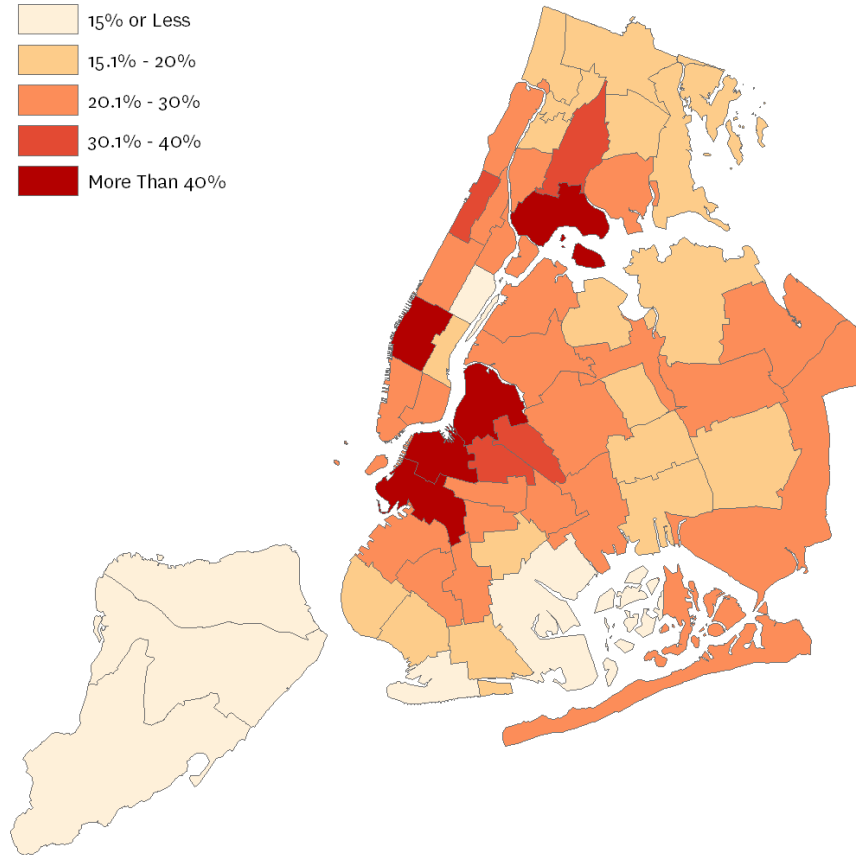
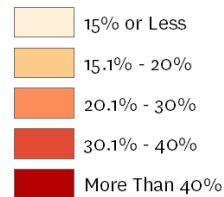
**Index of Median Gross Rent and Median Renter Household Income  
(Adjusted for Inflation), New York City**



Sources: American Community Survey, NYU Furman Center

# Some neighborhoods have seen very large increases in their median rent.

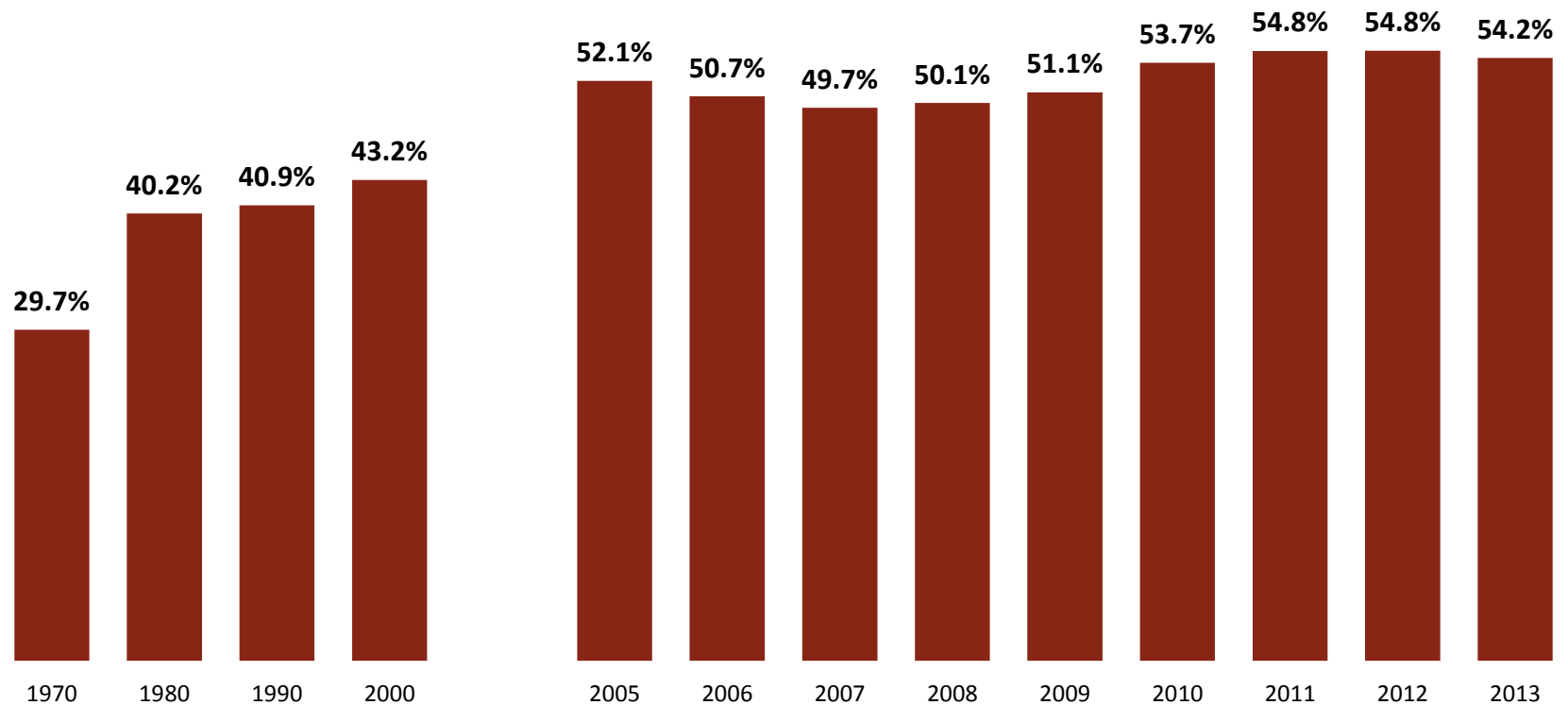
**Percent Change in Sub-Borough Area  
Median Gross Rent, 2000 to 2011-2013**



Sources: U.S. Census (2000), American Community Survey (2011-2013), NYU Furman Center

# A majority of renters face unaffordable housing costs.

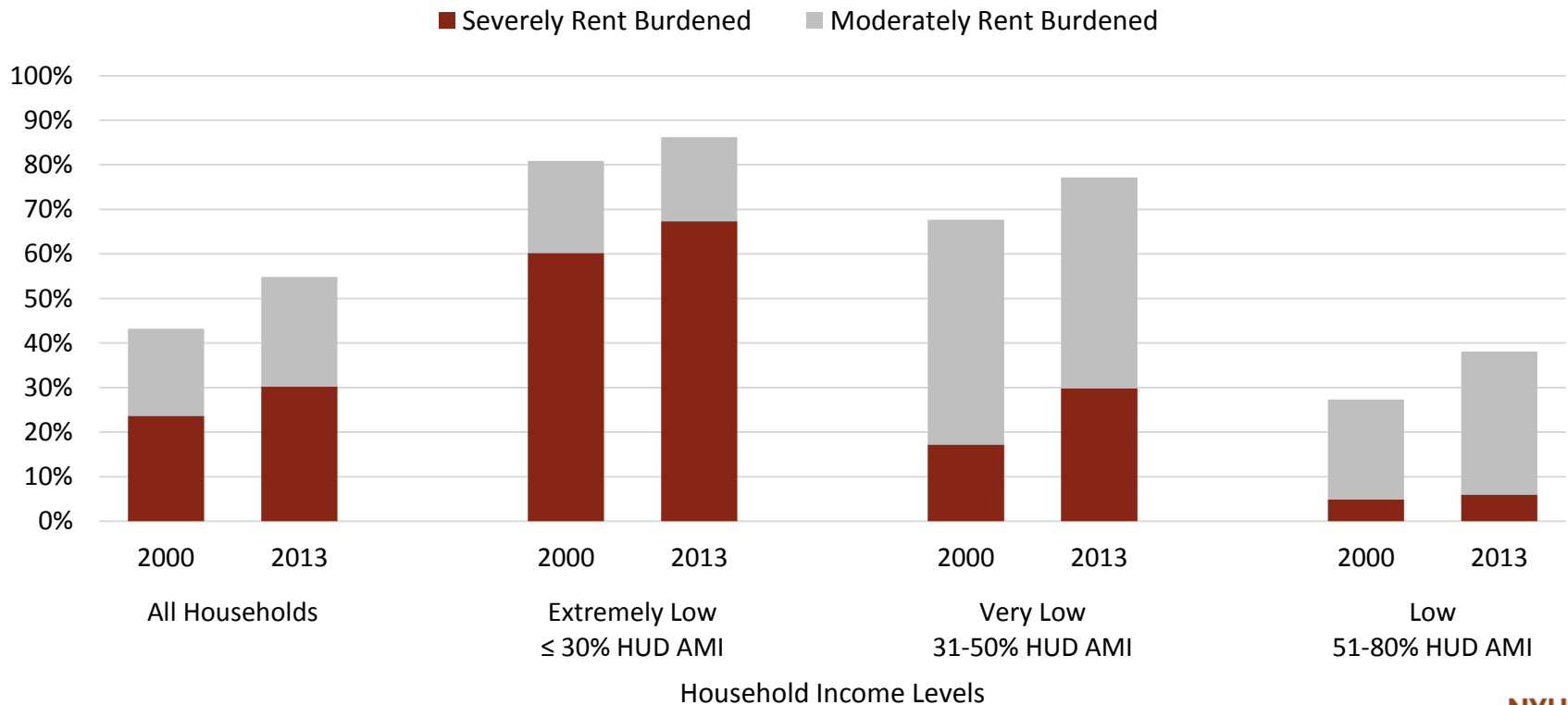
**Rent-Burdened Share of Households, New York City**



Sources: U.S. Census (1970-2000), American Community Survey (2005-2013), NYU Furman Center

# The majority of extremely low-income households face severely unaffordable housing costs.

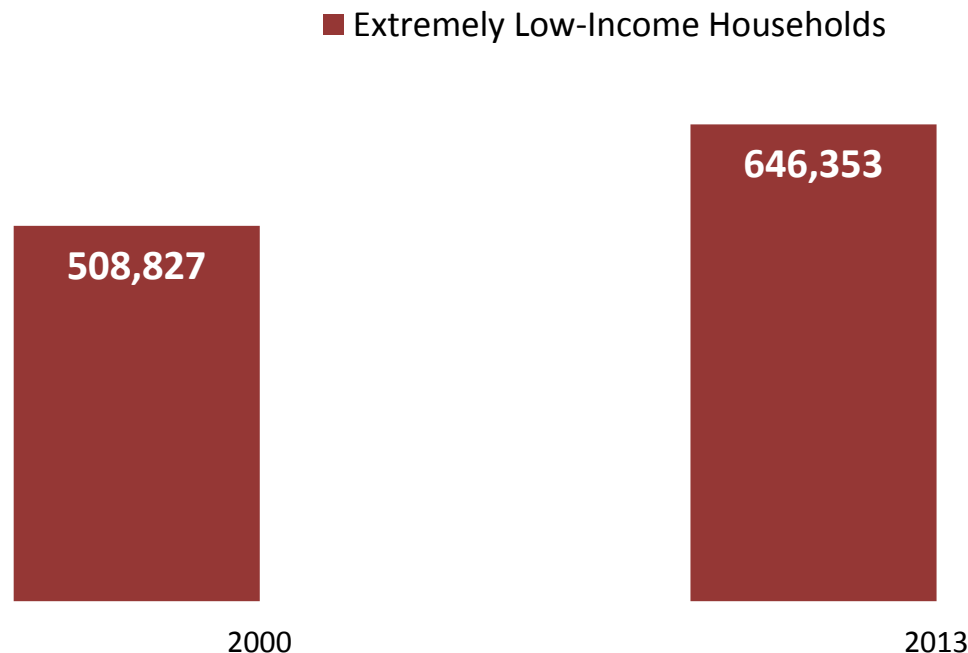
## Moderately and Severely Rent Burdened Households by Income, New York City



Sources: U.S. Census (2000), American Community Survey (2013), NYU Furman Center

# More households are competing for fewer affordable units.

## Extremely Low-Income Households and Rental Units Affordable to Appropriately Sized Households Earning 30% of AMI, New York City

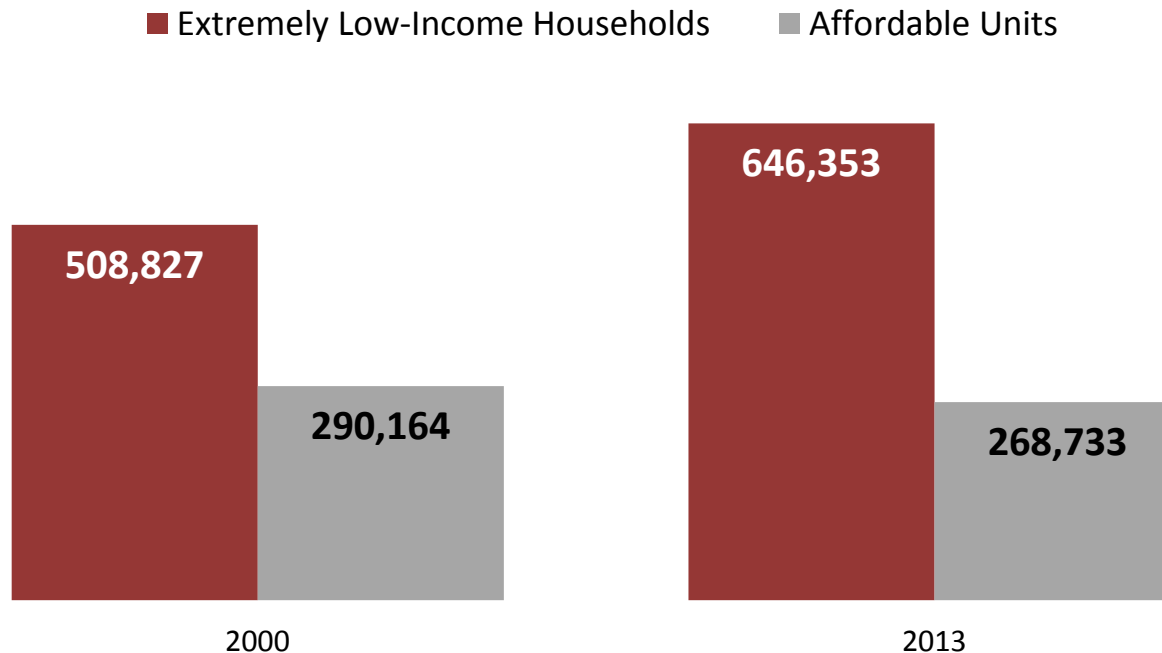


Sources: U.S. Census (2000), American Community Survey (2013), U.S. Department of Housing and Urban Development Income Guidelines, NYU Furman Center



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